

#### **4.2.12 SC Shopping Center Zone**

##### **A. Legislative Intent**

The SC Shopping Center Zone has been established to provide a location for large concentrations of commercial and service uses, under conditions that provide maximum flexibility in the layout of the various uses, and the development of a safe and harmonious mixture of buildings, landscaped areas and circulation routes.

The zone shall be characterized by a variety of retail and service buildings grouped into an integrated architectural unit. Yards and areas surrounding the buildings shall be attractively landscaped and maintained.

In order to provide convenient access for major traffic volumes without undue hazard, the zone should be located close to freeway interchanges or major arterial routes. A diversity of retail commercial and service uses, including department and variety stores, food stores, a broad range of specialty shops, restaurants, financial institutions and offices characterize such centers.

##### **B. Permitted Uses**

The following buildings, structures and uses of land shall be permitted in the SC Zone upon compliance with the requirement set forth in this code:

1. Production of fruit and crops in the field.
2. Water diversions, water distribution systems, facilities and structures for water.

##### **C. Permitted Conditional Uses**

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the Planning and County Commission and a permit has been issued. Approval of other agencies or levels of government may be required.

1. Planned shopping center developments, which are constructed and maintained in accordance with the applicable provisions of [Section 5-10](#) of this Code.
2. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in [Section 3.3.31](#) and other applicable sections of this Code.
3. Major utility transmission and railroad projects subject to the provisions of [Section 5.5](#).

##### **D. Area and Location of Zone**

Each single SC zone shall contain a minimum of five (5) acres, and each zone established by a change of zoning district shall abut upon and have access to a collector or arterial class road as shown on the County's major street plan.

##### **E. Access**

Per [Table 4.1](#).

F. Utility Requirements

Per [Table 4.5](#).

G. Special Provisions

1. Landscaping – All shopping centers shall be fully landscaped as per a plan submitted to and approved by the Planning Commission.
2. Storm Drainage – All shopping centers shall be served by a storm drainage system designed by a professional engineer licensed in the State of Utah, and approved by the County Engineer.
3. Trash Storage – All shopping centers shall have trash storage facilities constructed and maintained in accordance with the applicable provisions of [Section 5.10](#) of this Code.